058.0	0004	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	678,400 /	678,400
USE VALUE:	678,400 /	678,400
ASSESSED:	678,400 /	678,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOCKWOOD-SANTIAGO TRACIE
Owner 2:	
Owner 3:	
Street 1:	24 BOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOCKWOOD DAVID -
Owner 2:	-
Street 1:	24 BOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Aluminum Exterior and 1959 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4200.000	296,200		382,200	678,400
Total Card	0.096	296,200		382,200	678,400
Total Parcel	0.096	296,200		382,200	678,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.34 | /Parcel: 346.34

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	38471
GIS Ref	
GIS Ref	
Insp Date	08/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0004-0011.0

!4972!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	296,200	0	4,200.	382,200	678,400		Year end	12/23/2021
2021	101	FV	287,200	0	4,200.	382,200	669,400		Year End Roll	12/10/2020
2020	101	FV	287,300	0	4,200.	382,200	669,500	669,500	Year End Roll	12/18/2019
2019	101	FV	225,300	0	4,200.	376,700	602,000	602,000	Year End Roll	1/3/2019
2018	101	FV	225,300	0	4,200.	289,400	514,700	514,700	Year End Roll	12/20/2017
2017	101	FV	225,300	0	4,200.	273,000	498,300	498,300	Year End Roll	1/3/2017
2016	101	FV	225,300	0	4,200.	251,200	476,500	476,500	Year End	1/4/2016
2015	101	FV	219,800	0	4,200.	234,800	454,600	454,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:27:04

LAST REV

Date	Time
11/29/21	09:59:20

mmcmakin

USER DEFINED

Prior Id # 1:	38471
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4972

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOCKWOOD DAVID,	79145-147	1	11/15/2021	Convenience	1	No	No		
LOCKWOOD DAVID/	46126-70		3/21/2005	Family	10	No	No		
CURRY ROBERT/ET	24877-517		9/27/1994		194,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/1999	567	Alterati	14,400					REMODEL RM/ADD FPL

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2018	TTL REFUSAL	BS	Barbara S
2/26/2009	Measured	372	PATRIOT
4/19/2000	Entry Denied	243	PATRIOT
1/10/2000	Mailer Sent		
1/10/2000	Measured	264	PATRIOT
8/18/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4200		Sq. Ft.	Site		0	70.	1.30	6									382,200						382,200	

Total AC/HA:	0.09642	Total SF/SM:	4200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	382,200	Spl Credit		Total:	382,200

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:	1 - Drywall	50 %
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18605614
Const Adj.:	0.98990101
Adj $ / SQ:	152.630
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429306
Depreciation:	133085
Depreciated Total:	296221

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 9	BRs: 5	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

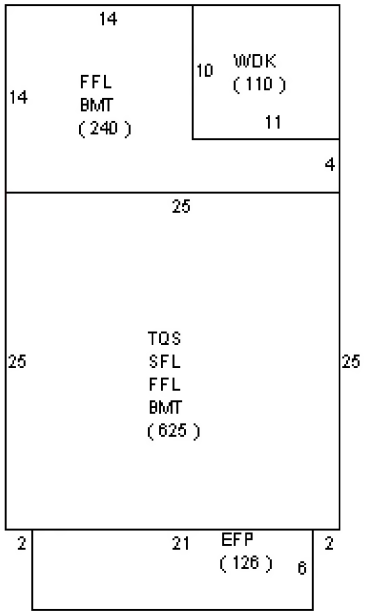
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	152.63
Special Features:	0	Val/Su Net:	96.80
Final Total:	296200	Val/Su SzAd	151.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	865	45.790	39,608
FFL	First Floor	865	152.630	132,025
SFL	Second Floor	625	152.630	95,394
TQS	3/4 Story	469	152.630	71,545
EFP	Enclos Porch	126	48.340	6,091
WDK	Deck	110	14.940	1,643

Net Sketched Area:	3,060			Total:	346,306
Size Ad	1958.75	Gross Area	3216	FinArea	1959

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: